

# EXHIBIT A

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Sales > Manhattan > All Upper East Side > Upper East Side > Lenox Hill > 45 East 66th Street #10W



45 East 66th Street #10W

↓ **\$5,175,000** FOR SALE

10 rooms | 3 beds | 3 baths

Resale • Co-op in [Lenox Hill](#)

+ ADD NOTES TO THIS LISTING

Listing by Sothebys International Realty, Corporate Broker, 650 Madison Avenue, New York NY 10022.

DAYS ON MARKET	LAST PRICE CHANGE	ESTIMATED PAYMENT	MONTHLY TAXES
344 Days	↓ \$525,000 (9.2%) 4 Days Ago	\$27,527	N/A
MONTHLY MAINTENANCE	TAX ABATEMENT		
\$10,933	No Data Available		

About the Listing

SELLER'S AGENT

Serena Boardman  
Licensed Associate Real Estate Broker

DESCRIPTION

Designed by renowned architects Harde & Short in 1906 and classified as a landmark in 1977, 45 East 66th Street is distinctive for its magnificent gothic-inspired terra cotta and brick façade. Within a “monumentally exuberant” edifice, this splendid residence boasts bright, high-floor outlooks and an abundance of sunshine, high ceilings, and beautiful hardwood floors.

READ FULL DESCRIPTION

Amenities

HIGHLIGHTS

- Cats and Dogs Allowed
- Dishwasher
- Elevator
- Full-time Doorman

CO-OP RULES

Pied-a-Terre Allowed

BUILDING AMENITIES

Live-in Super

Spectrum Av

LISTING AMENITIES

City View

Hardwood Floors

Fireplace

Skyline View

Fireplace: Wood

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## About the Building

[45 East 66 Th Street Building](#) [45 East 66th Street](#) New York, NY 10065

Co-op in [Lenox Hill](#)

33 Units

10 Stories

1907 Built

Sales listings: [1 active](#) and [31 previous](#)  
Rentals listings: [4 previous](#)  
Documents and Permits: [111 documents](#)

[MORE ABOUT THE BUILDING](#)

### PROPERTY HISTORY

#### Price history

Date	Price	Event
9/27/2024	\$5,175,000 ↓	Price decreased 9%
5/13/2024	\$5,700,000 ↓	Price decreased 7%
5/13/2024	\$6,100,000	Listed by Sotheby's International Realty
2/14/2024	\$6,100,000	Temporarily off market
10/30/2023	\$6,100,000 ↓	Price decreased 6%
7/26/2023	\$6,500,000	Listed by Sotheby's International Realty

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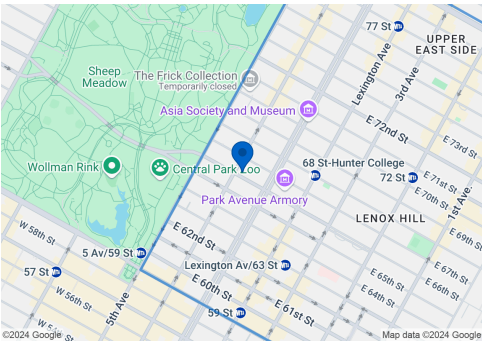
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<div>SALE IN LENOX HILL</div> <div>20 East 68th Street #6BC</div> <div>\$4,750,000</div> <div>3 Beds3 Baths</div> <div>Listing by SERHANT. (372 West Broadway, New York, NY 10012)</div>	<div>SALE IN LENOX HILL</div> <div>784 Park Avenue #8B</div> <div>\$5,495,000\$305,000</div> <div>4 Beds4 Baths</div> <div>Listing by Sotheby's International Realty (650 M Avenue, New York, NY 10022)</div>	<div>SALE IN LENOX HILL</div> <div>630 Park Avenue #9C</div> <div>\$4,200,000</div> <div>3 Beds3 Baths</div> <div>Listing by R New York (641 Lexington Avenue York, NY 10022)</div>
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## Nearby

### TRANSPORTATION

6	at 68th St	0.18 miles
F Q	at Lexington Av	0.22 miles
N R W	at 5th Av	0.31 miles
F Q	at 63rd Street	0.31 miles
N R 4 5 6 W	at Lexington Av-59 St	0.35 miles



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[VIEW ON GOOGLE](#)

### SCHOOLS

**District 02** - Schools zoned for this address:

[East Side Elementary School, PS 267](#)

(0K,01,02,03,04,05,SE)

[J.H.S. 167 Robert F. Wagner](#)

(06,07,08,SE)

Disclaimer: School attendance zone boundaries are not guaranteed to be accurate – they are provided by a third party and subject to change. Check with the applicable school district prior to making a decision based on these boundaries.

### COLLEGES

Hunter College (CUNY)	0.17 miles
New York School of Interior Design	0.28 miles
Marymount Manhattan College	0.43 miles
Gerstner Sloan Kettering Graduate School of Biomedical Science	0.62 miles
New York Graduate School of Psychoanalysis	0.69 miles

PARKS

Central Park	0.12 miles
Grand Army Plaza	0.4 miles
St. Catherine's Park	0.51 miles
Tramway Plaza	0.51 miles
14 Honey Locusts Park	0.58 miles

MUSEUMS

Americas Society	0.11 miles
Frick Collection	0.21 miles
Asia Society	0.22 miles
Museum of American Illustration	0.23 miles
Whitney Museum of American Art	0.43 miles

About Lenox Hill

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<a href="#">1 bedrooms in Lenox Hill</a>	<a href="#">Midtown East real estate for sale</a>	<a href="#">Co-ops for sale</a>
<a href="#">2 bedrooms in Lenox Hill</a>	<a href="#">Sutton Place real estate for sale</a>	<a href="#">Houses for sale</a>
<a href="#">3 bedrooms in Lenox Hill</a>	<a href="#">Upper East Side real estate for sale</a>	<a href="#">Pet friendly for sale</a>